

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TANWOOD VIEW, BODMIN PRICE £249,950



FOR SALE – SPACIOUS SEMI-DETACHED FAMILY HOME WITH COUNTRYSIDE VIEWS. THIS GENEROUSLY PROPORTIONED SEMI-DETACHED PROPERTY HAS BEEN THOUGHTFULLY EXTENDED TO PROVIDE VERSATILE ACCOMMODATION, INCLUDING AN ADDITIONAL BEDROOM OR STUDY. SITUATED IN A QUIET ESTABLISHED CUL DE SAC OFFERING EASY ACCESS TO ALL THE SHOPS AND SCHOOLS.



The Property

For Sale – Spacious Semi-Detached Family Home with Countryside Views.

Situated in a quiet, established cul-de-sac, the home enjoys a prominent position with open and extensive views across countryside and woodland. This generously proportioned semi-detached property has been thoughtfully extended to provide versatile accommodation, including an additional bedroom or study, a utility room, a cloakroom, and an integral garage.

The accommodation also features a welcoming entrance hall, a well-appointed kitchen, a comfortable lounge, and a separate dining room. Upstairs, there are three further bedrooms, one with ensuite shower room and a family bathroom, all designed to offer space and practicality. The property benefits from gas-fired central heating and UPVC double-glazed windows.

Outside, there is plenty of parking and a generous level rear garden, perfect for family life and outdoor enjoyment. This delightful home combines peace, space, and convenience, with shops and schools close at hand, making it an ideal choice for family occupation and offering that extra room rarely found in standard designs available today.

Room Descriptions

Entrance Hall

7' 5" x 11' 7" (2.26m x 3.53m) With upvc door leading into a spacious hallway, stairs to the first floor, telephone point.

Lounge

13' 4" x 11' 10" (4.06m x 3.61m) Large window to the front with good open views across countryside.

Dining Room

10' 4" x 11' 10" (3.15m x 3.61m) Fitted with Upvc patio doors to the rear. Archway leading through to the kitchen.

Kitchen

10' 4" x 7' 4" (3.15m x 2.24m) window to the rear, fitted with a good range of base units and high level cupboards, space and plumbing for dishwasher, space for cooker, tiled splashback, under stair recess. Door through to the side hallway.

Side Hallway

With door leading to the rear garden, stairs leading to the fourth bedroom. Door to the utility room.

Bedroom 4

12' 7" x 8' 6" (3.84m x 2.59m) With window to the side, door to the eaves cupboard.

Utility Room

8' 10" x 8' 4" (2.69m x 2.54m) With sliding door and window into the garage, wall mounted Artiston gas fired boiler which supplies radiators and hot throughout the property. Door to the cloakroom. Space and plumbing for washing machine, sink unit and storage cupboards.

Cloakroom

With low level W.C. wash hand basin, window to the side and rear, electric panel radiator.

Garage

15' 10" x 8' 5" (4.83m x 2.57m) With metal up and over door. Power and light, useful storage area under the stairs.

Landing

7' 5" x 7' 0" (2.26m x 2.13m) With window to the side, access to the roof void.

Bathroom

7' 1" x 7' 4" (2.16m x 2.24m) Window to the rear, light Grey panelled bath with shower over, wash hand basin low level W.C. Dimplex downflow heater, partially tiled walls, sliding doors to the airing cupboard with radiator.

Bedroom 1

14' 1" x 11' 10" (4.29m x 3.61m) Maximum measurement, window to the front enjoying beautiful open countryside views, fitted range of wardrobe cupboards with vanity unit plus storage units.

En suite shower room

Fitted with a mains supplied shower unit, vanity unit with storage, electric towel radiator, shaver socket.

Bedroom 2

10' 4" x 10' 0" (3.15m x 3.05m) Fitted wardrobe cupboard, window to the rear.

Bedroom 3

7' 6" x 9' 6" (2.29m x 2.90m) Window to the front, fitted wardrobe cupboard.

Outside

To the front of the property lies a neat level lawn garden, setting the home well back from the road and creating an attractive approach. A generous driveway provides ample parking for up to three vehicles and leads directly to the integral garage. To the side, a gated access opens to the rear garden, which is predominantly laid to lawn and complemented by a large paved patio area – perfect for outdoor dining and entertaining. The garden is further enhanced by several mature shrubs and bushes.